

Agenda
Planning Commission
Thursday, November 15, 2018
5:30 p.m.
Council Chambers

Planning Commission Members

Chairman Troy Wesson, CAPZO

Vice Chair Stephen Brooks, CAPZO

Lewie L. Bates, CAPZO

Tim Cowles, CAPZO

Cameron Grounds, CAPZO

Councilmember, John Seifert, CAPZO

Cynthia McCollum, CAPZO

Mike Potter, CAPZO

Steven Ryder, CAPZO

Please silence all cell phones, pagers and/or electronic devices for the duration of the meeting.
The Planning Commission welcomes you to the meeting.

- I. Call to Order**
- II. Roll Call**
- III. Acceptance of the Agenda**
- IV. Minutes Approval – Approval of Minutes for October 25, 2018 Regular Meeting**
- V. Public Comments**
- VI. Public Hearings**

Zoning Map Amendments

- 1. [Heritage Hills](#) (ZMA 2018-012/MPA 2018-01)**
Zoning Map Amendment from AG (Agriculture District) to RC-2 (Residential Cluster District Number 2) and Master Plan Amendment to West Side Master Plan from PNA (Parks & Natural Area) to MRC (Mixed Use Residential Conservation) for 63.6 acres
Location: South of Powell Road, East of Segers Road
Applicant: Tennessee Valley Communities, LLC
Property Owner: Tony Sexton and Sherry Sexton Pruett
[Staff Report](#)

2. [3 Park Preserve](#) (ZMA 2018-013/MPA 2018-02)
Zoning Map Amendment from AG (Agriculture District) to RC-2 (Residential Cluster District Number 2) and Master Plan Amendment to West Side Master Plan from RTA (Rural Transition Area) to MRC (Mixed Use Residential Conservation) and PNA (Parks & Natural Area) and NMU (Neighborhood Mixed Use) to MRC for 71.6 acres
Location: North and south sides of Hardiman Road, east of Segers Road
Applicant: Tennessee Valley Communities, LLC
Property Owner: John Paul Atkinson
[Staff Report](#)
3. **120 Roy Drive** (ZMA 2018-014)
Zoning Map Amendment from R1A (Low Density Residential District) to B2 (Community Business District) for a single lot
Location: South of Roy Drive, West of Slaughter Road
Applicant/Property Owner: Russell S. Ormstedt
[Staff Report](#)

Subdivisions

4. [Town Madison, Phase 3](#) (Certified Plat 2018-015)
Certified Plat for 6 Tracts on 165.68 acres
Location: South of Interstate 565, West of Zierdt Road
Applicant/Property Owner: Old Town Investments, LLC
[Staff Report](#)

Public Hearings Closed

Location, Character & Extent

5. [Madison Public Works Facility](#) (Location, Character & Extent 2018-007)
Site Plan for the construction of a new public works facility on 15.7 acres
Location: 240 Palmer Road (South of Palmer Road, West of Sullivan Street)
Applicant/Property Owner: City of Madison
[Staff Report](#)
6. [Home Place Park](#) (Location, Character & Extent 2018-008)
Site Pan for improvements to Home Place Park
Location: South of Shorter Street, East of Sullivan Street
Applicant/Property Owner: City of Madison
[Staff Report](#)

7. [Short Street Improvements](#) (Location, Character & Extent 2018-010)
Improvement Plan for Short Street
Location: South of Martin Street, East of Sullivan Street
Applicant/Property Owner: City of Madison
[Staff Report](#)
8. [Sullivan Street Improvements](#) (Location, Character & Extent 2018-009)
Improvement Plan for Sullivan Street
Location: Between Madison Boulevard and Main Street
Applicant/Property Owner: City of Madison
[Staff Report](#)
- VII. **Subdivision Bonds**
 9. **Greenbrier Hills, Phase 1**
Renewal of Sidewalk Bonds
Location: Generally southeast of Hardiman Road
Applicant/Property Owner: Madison Land Resources, Inc.
 10. **Greenbrier Hills, Phase 2**
Renewal of Sidewalk Bonds
Location: Generally southeast of Hardiman Road
Applicant/Property Owner: Madison Land Resources, Inc.
- VIII. **New Business**
 - a. **Madison Industrial Area Plan-Overview**
- IX. **Adjournment**